

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 7, 2016
Council Chamber, Audrey P. Beck Municipal Building

Members present: C. Ausburger, B. Chandy, R. Hall (6:33 p.m.), G. Lewis, K. Rawn, B. Ryan, V. Ward
Members absent: J. Goodwin, S. Westa
Alternates present: P. Aho, T. Berthelot
Staff present: Linda Painter, Director of Planning and Development
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Vice Chair Ryan called the meeting to order at 6:50 p.m. and appointed alternates Aho and Berthelot to act in members' absence.

Ward MOVED, Rawn seconded, to move Item 6B after item 4. MOTION PASSED UNANIMOUSLY.

Approval of Minutes:

a. February 16, 2016, Regular Meeting:

Chandy MOVED, Hall seconded, to approve the 2-16-2016 minutes as presented. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Janell Mullen, Zoning Agent, reported that the property at 1925 Storrs Road is substantially cleared and work continues to progress. Mullen reviewed the over occupation enforcement that continues and agreed to include an update in the next meeting packet. Rawn questioned the amount of staff time that has been invested in the process. Mullen mentioned her involvement with the UConn off-campus Housing Fair to help inform students of the **3or4 no more** rule.

New Business:

b. Plan 4 Health Presentation, Ana Zeller, Eastern Highlands Health District

Ana Zeller, Community Health and Wellness Coordinator for Eastern Highlands Health District, gave a presentation on Plan 4 Health, a program designed to bring local planning and public health departments together to foster Healthy Communities, creating vibrant places and improving health across the nation by promoting active transportation and improving access to healthy foods.

Old Business:

a. Draft Zoning Regulations

Staff reviewed the latest revisions to live/amplified music regulations based on previous Commission discussion. The latest draft includes specific hours when outdoor music would be allowed by right; requires a zoning permit for music uses associated with businesses; and provides for revocation of music permits if multiple noise violations are issued within a defined time period. Members were encouraged to review the draft regulations for more discussion at the next meeting. Staff will update and distribute revised drafts of the stormwater and water service connection regulations based on comments received from various committees, including the Zoning Focus Group. Painter also distributed a proposed approach to the overall rewrite for discussion at the next meeting.

b. Modification Request to a Gravel Permit, 1090 Stafford Road, PZC File #1258

Item is tabled until March 21, 2015. A March field trip has been scheduled for this site.

c. Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338

Tabled pending a 5/2/16 Public Hearing

d. Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3

Ward MOVED, Chandy seconded, to authorize staff to engage the services of BSC Group to review the Meadowbrook Gardens Special Permit application (PZC File 1284-3) submitted by Uniglobe Investment LLC. The scope of services for this contract shall include, but not be limited to, the following areas: stormwater management, traffic and erosion and sedimentation controls. Pursuant to Chapter 122 of the Code of Ordinances, fees incurred for this review shall be the responsibility of the applicant. A deposit in the amount of the estimated cost shall be provided to the Town prior to issuance of a notice to proceed. MOTION PASSED UNANIMOUSLY. A Field Trip has been set for 4/13/16 and a 5/2/16 Public Hearing.

New Business Continued:

a. Special Permit Application, Efficiency Unit, 152 Cedar Swamp Road, M. Ricci owner/applicant, PZC File #1339

Chandy MOVED, Hall seconded, to receive the Special Permit Application (File #1339) submitted by Mark Ricci, for an efficiency unit within a single family dwelling, on property located at 152 Cedar Swamp Road, as shown on plans dated 2-27-16, as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 3-21-16. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

The Director reviewed her written report and noted the Eastern Gateway Corridor Study is beginning.

Communications and Bills:

Noted.

Adjournment:

The Vice Chair declared the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Vera S. Ward, Secretary